

# R-15

## R-15 Zoning District Multi-Family Residential

CITY OF MIAMI GARDENS  
PLANNING AND ZONING DEPARTMENT



### Permitted Uses - Typical

- Multi-Family Residential\*
- Residential Townhouse\*
- Two-Family Residential\*
- Single Family Residence\*
- Group Homes (up to 6 persons)\*
- Family Day Care (5 children or less)
- Home Occupation Office\*

\* Please refer to the Miami Gardens Land Development Code, Article IX, Sections 9-10 and Section 9-20 for use regulations.

\*\*\* Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

A Public Information Service of  
PLANNING AND ZONING DEPARTMENT  
1515 NW 167<sup>th</sup> Street, Building 5, Suite 200,  
Miami Gardens, Florida 33169, 305-622-8023

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## PRINCIPAL BUILDING ZONING INFORMATION

### Lot and Density Parameters

- Minimum dimensions per development site = 10,000 sf
- Minimum lot frontage for interior lots = 100 ft
- Minimum lot frontage for corner lots and townhome end lots = 100 ft
- Minimum net lot area = 10,000 sf
- Maximum net density = up to 15 du/ac

### Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of principal building = 60%
- Maximum front yard impervious area = N/A
- Maximum rear yard impervious area = N/A

### Building Height

- Principal building height = 40 ft / 3 stories

### Principal Building Size, Setbacks and Spacing

- Maximum building length = greater than 150 feet requires administrative approval for massing and articulation
- Minimum front setback = 25 ft
- Minimum rear setback = 25 ft
- Minimum interior side setback = 15 ft
- Minimum side street setback = 20 ft
- Spacing between principal buildings = 15 ft

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## ACCESSORY USES AND OTHER ZONING INFORMATION

### Accessory Building Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of accessory building within required rear yard = N/A

### Accessory Building Height

- Accessory building height = 20 ft

### Accessory Building Setbacks and Spacing

- Minimum rear setback = 25 ft
- Minimum interior side setback = 15 ft
- Minimum side street setback = 20 ft
- Minimum space between accessory building and any other building = 20 ft

### Carport Setbacks

- Minimum front setback = 10 ft
- Minimum rear setback = 10 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 10 ft

### Swimming Pool Setbacks

- Minimum rear setback = 10 ft
- Minimum interior side yard setback = 10 ft
- Minimum side street setback = 25 ft

### Screen Enclosures Setbacks

- Minimum rear setback = 5 ft
- Minimum interior side yard setback = 7.5 ft
- Minimum side street setback = 20 ft